

**Address available on request, Liverpool, NSW 2170**

**Sold Unit**

Thursday, 16 November 2023



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**Bedrooms: 2**

**Bathrooms: 3**

**Parkings: 1**

**Area: 142 m2**

**Type: Unit**



**MINUS THE AGENT**

Minus The Agent Sales  
1300797170

## Contact agent

Phone enquiry code for this property : 3692 Modern Ground Floor Unit with Huge Double Balcony in the heart of Liverpool NSW Azeem Sarwar JP is proud to present this impressive 2-bedroom, 2.5 bathroom Split level home forms part of the secure complex that desirably sits just few minutes walk from Westfields Liverpool and close to the heart of vibrant Liverpool CBD. From the entry, you're welcomed into the spacious & functional kitchen, meals and living space with sliding doors that open to the first huge covered ground floor balcony. This is the ideal place to take in the glorious outlook or entertain guests for sunset cocktails. The kitchen itself oozes contemporary quality in the form of sparkling granite bench tops, stainless steel sink, stainless steel rangehood, gas cooktop under bench oven, dishwasher, good size fridge recess and abundance of built in storage. Spacious open & airy versatile living and dining area, floor to ceiling sliding door with security screen that leads to king size balcony, carpeted expansive space with open plans for meals and living, reverse cycle AC. Bedroom 1; Built in wardrobe X 2, carpeted floor, access to rear balcony, generous size room with ensuite, spacious bathroom with floor to ceiling tiles & bath tub. Bedroom 2; Built in wardrobe, carpeted floor, access to rear balcony, generous size room. Bathroom 2; Spacious full bathroom on first floor, with floor to ceiling tiles. Amongst other amenities, facilities here in this complex includes Lifts for easy access to basement, a secured common swimming pool area, communal back yard with loads of manicured planters around for nature lovers, a separate garbage room on ground floor, Downstairs an allocated parking bay for owners & visitors are simply added bonuses. Walk to the shopping center & transport facilities, as well as restaurants, bars, entertainment and shopping - absolutely everything is within arm's reach. For quality and convenience near the center of the city, look no further! - Water Rate: \$152.76 per quarter approx. - Strata Fee: \$1,222 per quarter approx. - Council Rate: \$294.56 per quarter approx. Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries. Images are for illustrative purposes only. Phone enquiry code for this property : 3692